

The Menotomy Building

Purpose: To stabilize the existing Red Cat Restaurant and increase the economic vitality of the downtown and Oak bluffs in general through additional real estate, meals and rooms tax. Along with providing an opportunity for the building to be used year round. We have designed this project to be consistent with the goals of the 2016 Oak bluffs Downtown Streetscape Master Plan and the 2018 Oak bluffs Master plan.

History: The Menotomy building is an existing building located at 14 Kennebec Avenue. We have chosen to name the building after one of the previous owners, the Menotomy realty Trust. The building was built in approximately 1888 and was originally occupied by the William H. Davis Paint shop. We purchased the building in November, 2019. The existing building has a center component from the original structure and includes many alterations and additions. The front porch was added in 1984 and enclosed in 1987, based on Town records the remaining additions were completed without any type of permitting. The building is currently a 55 seat restaurant on the first floor, a 3 bedroom residential unit on the second floor and an unfinished storage area on the third floor. The building is currently out of compliance with all ADA requirements, specifically, the egress and bathrooms. The building has an extensive list of code violations over the last few decades and all mechanical systems have exceeded their life span. The structural integrity of the building has been comprised and would require complete replacement of all structural components to meet current building and wind load requirements. The lack of the basement and insulation in the structure has contributed to water systems not being able to be utilized during winter months, leaving its use to March through December.

Regulatory Review: The subject property is located in the B1 zoning district. It is not located within any other overlay district such as Copeland District or Historic District per GIS mapping. The project will require DRI approval at the Martha's Vineyard Commission. The project will also require a Special permit through the Oak bluffs Planning board. The Special Permit will be considered under the new "top of the shop" housing bylaw created in collaboration with the MVC, along with, site plan review and parking mitigation hearings. The property is not located inside the flood plain and is located in the 100' buffer zone, therefore, requiring review at the Oak bluffs Conservation Commission for the basement installation. The Wastewater Manager has already approved the proposal as the project is a reduction of 35 gallons per day in flow and is already a mixed use building.

Proposed Plan: We are proposing to demolish the existing building and rebuild with historically motivated features such as the front turret. The proposed plan will add a basement level to accommodate 380 square feet of walk in cooler, employee bathroom and prep areas. The remaining basement area will include mechanicals and unfinished storage. The first floor will remain the Red Cat Restaurant, it currently has 55 seats and in this proposal will be reduced to 52 seats. The total increase in commercial square footage is 304 square feet including ADA accessible family bathrooms and decks, with a reduction of 3 seats in the restaurant to accommodate wastewater flow requirements. The second floor and third floor currently consist of 3 bedrooms of residential housing that has historically been used for daily, weekly and seasonal housing along with an unfinished storage space on the third floor. The proposed second and third floor will consist of 2- One bedroom apartments per floor. The total square footage of the existing residential component is 975 square feet including decks and the total proposed is 2504 square feet with an increase of 1529 square feet and one bedroom. The total ridge height is approximately 34 feet and the B1 zoning allows for 35 feet in height. To provide context the height of the new building will be 8 feet shorter than the abutting Lampost building, 5 feet shorter than the abutting Schweikert project and, the same height as our abutter to the left rear.